

# Staff Summary Report



To: Mayor & City Council  
Through: City Manager

Agenda Item Number 21  
Meeting Date: 07/26/01

**SUBJECT:** WARNER AND KYRENE OFFICE BUILDING #SGF-2001.47

**PREPARED BY:** DeeDee (D<sup>2</sup>) Kimbrell, Planner II (480-350-8331)

**REVIEWED BY:** Dave Fackler, Development Services Manager (480-350-8333)

**BRIEF:** This is the first public hearing for Warner and Kyrene Office Building for a General and Final Plan of Development at 301 West Warner road.

**COMMENTS:** **PLANNED DEVELOPMENT (0406)** Hold the first public hearing for **WARNER AND KYRENE OFFICE BUILDING** (Scott Hugie, property owner) for a new office building located at 301 West Warner Road. The following approval is requested from the City of Tempe:

**#SGF-2001.47** A General and Final Plan of Development for Warner and Kyrene Office Building for a new office building consisting of 121,200 s.f. on 12.0 net acres in the PCC-1 Zoning District, located at 301 West Warner Road.

Document Name: 20010726devsrh09 Supporting Documents: Yes

**SUMMARY:** This proposal is for an Amended General and Final Plan of Development for Kyrene Office Building consisting of a single story office building with approximately 121,200 s.f. on 12 net acres located at the southeast corner of Warner and Kyrene Roads. No variances or use permits are requested in the application. The 1996 previously approved and recorded plans for the site consisted of a shopping center with a grocery store and pad sites. From that approved plan, only the convenience store with gas pumps has been built. In 1998, another site plan consisting of a two-story 239,111 s.f. office building was approved but was never recorded or constructed. The current proposal encompass' a single story "triangular-shaped" office building with all surface parking. Also included with this proposal is a landscaped bike path along the eastern edge of the property, along the canal. Staff supports the overall general concept of the plan. To date, there has been no public input. Staff is recommending approval subject to the attached conditions. Planning Commission approved this proposal by 4-0 vote at their meeting on June 12, 2001.

**RECOMMENDATION:** Staff – Approval  
Public – None to Date

- ATTACHMENTS:**
1. List of Attachments
  2. History & Facts / Description
  - 3-4. Comments
  - 4-5. Reasons for Approval / Conditions of Approval
- 
- A. Location Map
  - B. Plan of Development/Site Plan
  - C. Elevations
  - D. Conceptual Landscape Plan
  - E. Letter of Explanation/Intent
  - F. Previously Approved & Recorded Plan (1996)
  - G. Aerial Photo of Site
  - H. Commission Minutes – 6/12/01

## **HISTORY & FACTS:**

June 17, 1976.

City Council approved Joe Silber's request for a zoning change from AG to IBD, PSC-1 and I-1 for a 24.7 acre parcel located at the SEC of Kyrene and Warner Roads.

September 13, 1979.

City Council approved the request of J.R. Brown & Associates for a zoning change from AG to PCC-1 (with an Amended General Development Plan) I-1, IBD, and R1-15 (with a Final Subdivision Plat for Kyrene Meadows, Unit I), located at the SEC of Kyrene and Warner Roads.

March 14, 1985.

City Council approved the request of Warner & Kyrene Partnership for a zoning change from AG to PCC-1 and a General Plan of Development for an 8.06 acre parcel located 385' east of the SEC of Kyrene & Warner Roads.

February 13, 1992.

City Council approved the request of the City of Tempe to amend **General Plan 2000**, which included extensive amendments of cover, text, graphics and maps. The approval included the subject parcel, which was to retain the industrial land use classification.

May 16, 1996.

City Council approved a General Plan 2000 amendment from industrial to commercial for a 13.1 net acre parcel located at the SEC of Warner and Kyrene Roads, a zoning change from IBD to PCC-1 for 5.37 acres, an Amended General Plan of Development consisting of 107,784 s.f. and a Final Plan of Development for Pads A, C and D with three use permits, 4 variances and a 5-lot subdivision plat.

August 27, 1998.

City Council approved a General and Final Plan of Development for Denali Office Complex consisting of 239,111 s.f. on 12 net acres located at 301 West Warner Road. (Never recorded or constructed)

June 12, 2001.

Planning Commission approved a General and Final Plan of Development for Warner and Kyrene Office Building for a new office building consisting of 121,200 s.f. on 12 net acres located at 301 West Warner Road.

## **DESCRIPTION:**

Owner – Denali National Trust Inc., Scott Hugie  
Applicant – Denali National Trust Inc., Mark Timbrook  
Architect – Denali National Trust Inc., Mark Timbrook  
Existing zoning – PCC-1  
Total site area – 12 net acres  
Total bldg. area – 121,200 s.f.  
Lot coverage – 23%  
Parking required – 485 spaces  
Total Parking provided – 760 spaces  
Bicycle parking required – 48 spaces  
Bicycle parking provided – 48 spaces  
Landscaping – 23%

**COMMENTS:** In 1976 the 24.7 acre property at the southeast corner of Warner and Kyrene Roads west of the Tempe Canal, was rezoned from AG, to IBD, PSC-1 and I-1. Then in May 1996, City Council approved a Tempe General Plan 2000 Amendment from Industrial to Commercial, a rezoning from IBD to PCC-1 and an Amended General Plan of Development consisting of 107,784 s.f. and for a Final Plan of Development for Pads A, B and C. From that approved plan, only Pad “A”, a convenience store with gas pumps, has been built. This new request will amend that plan from general retail to general office and no zoning change is required.

This request is an Amended General and Final Plan of Development for Warner and Kyrene Office Building consisting of a single story office building with a total of 121,200 s.f. on 12 net acres with all surface parking at the southeast corner of Warner and Kyrene Roads. No variances or use permits are requested in the application.

**Project Analysis:** The proposed building is a single-story 121,200 s.f. “triangular-shaped” that is centrally located on the site with ample parking around the building. There are multiple tenant entrances situated around the building with the main entrance located at the northwest part of the site. Also incorporated in the design are four courtyard areas within the building. Pedestrian links are provided throughout the site, from the existing convenience store at the southeast corner of Kyrene and Warner Roads, at and around the office building, and to the pedestrian and bicycle path along the eastern edge of the site adjacent to the Western Canal.

**Site Circulation:** The main building entrance to Warner and Kyrene Office Building will be at the northwest area of the site. There are four driveways provided for this project, two are located along Kyrene Road and two along Warner Road. Two of the driveways are existing and provide access to the convenience store as well as this proposal. There is also a pedestrian connection from the bike path to the east side of the office building. A gate will be installed to accommodate pedestrian access only from 6 a.m. to 7 p.m.

**Surrounding Neighborhoods:** This proposal is surrounded to the east by residential single family homes, industrial building adjacent to the south, and a convenience store with gas pumps located within the development on the southeast corner of Warner and Kyrene Roads. There is an existing canal between the site and the single-family neighborhood to the east. This neighborhood will have the Western Canal, bike path easement, landscaping / retention and the east parking lot area between the nearest home property line and the office building. There are no driveways or any connection from this proposal into the adjacent residential neighborhood.

**Conclusion:** No variances or use permits are necessary for this project. This request will amend the General Plan of Development of a previously approved shopping center and replace it with an office complex. Staff recommends approval subject to conditions and to date, there has been no public input.

**REASON(S) FOR  
APPROVAL:**

1. With suggested changes by staff the proposed Warner and Kyrene Office Building General and Final Plan of Development appears to meet the intent of the zoning ordinance and should function efficiently with surrounding properties.

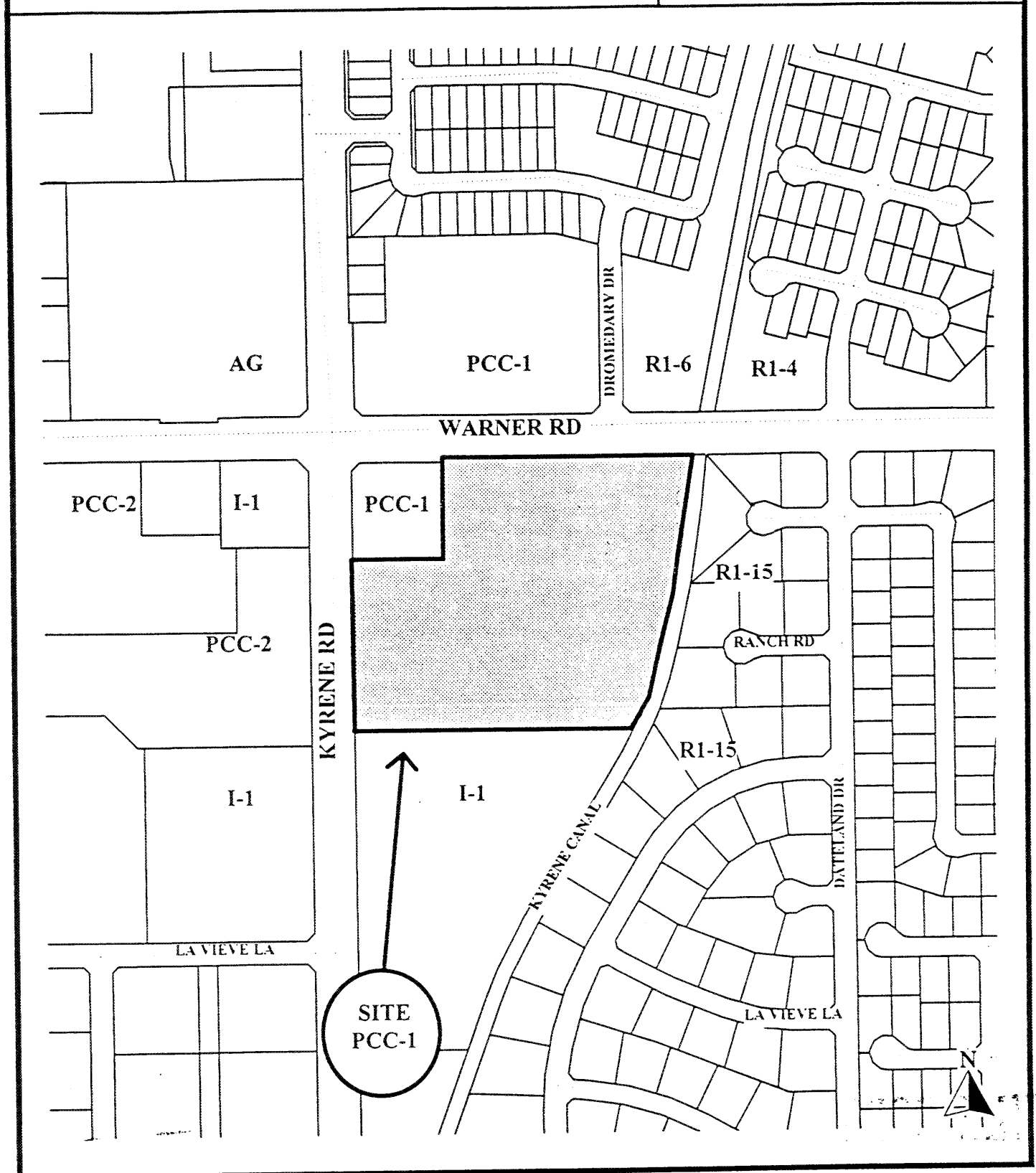
**CONDITION(S)  
OF APPROVAL:**

1.
  - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
  - b. Off-site improvements to bring roadways to current standards include:
    - (1) Water lines and fire hydrants
    - (2) Sewer lines
    - (3) Storm drains.
    - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
  - c. Fees to be paid with the development of this project include:
    - (1) Water and sewer development fees.
    - (2) Water and/or sewer participation charges.
    - (3) Inspection and testing fees.
  - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
  - a. All street dedications shall be made within six (6) months of Council approval.
  - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
  - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.

3. If new property lines are created on this site, the applicant/owner shall provide a continuing care condition, covenant and restriction (CC&R's) for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Director and City Attorney. CC&R's should provide that a single entity will ultimately be responsible for maintaining all landscaping, both required by Ordinance and in the common area on site, according to the landscape plan approved by the City. Any such provision may not be amended without prior approval by the City Attorney and Development Services Manager.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.
5. The Amended General and Final Plan of Development shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
6. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
7. The applicant shall resolve all lighting and security details with the Police Department prior to the issuance of a building permit.
8. Applicant shall provide a pedestrian connection from the bike path to the east side of the building. An opening shall be installed in the fence at the midpoint north/south of the bike path to accommodate the pedestrian access way. Details shall be resolved by the Design Review Staff prior to installation.
9. The developer shall be responsible for maintenance of all landscaping on both sides of the dedicated 25' bike path easement. The Transportation Division shall review and approve the location of the bike path prior to recordation of the General and Final Plan of Development for Warner and Kyrene Office Building.
10. The applicant shall process and record a subdivision plat with the Maricopa County Recorder's Office through the Development Services Department or process and record a lot-tie with Building Safety through the Development Services Department before issuance of building permits.

# WARNER & KYRENE OFFICE BUILDING

SGF-2001.47



Location Map SEE OTHER SIDE FOR MORE INFORMATION

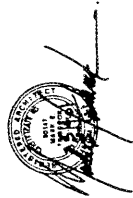


# GENERAL AND FINAL PLAN OF DEVELOPMENT FOR WARNER and KYRENE OFFICE BUILDING

S.E.C. of WARNER & KYRENE, TEMPE, ARIZONA

DATE: 05/15/01

OWNER



## ARCHITECT

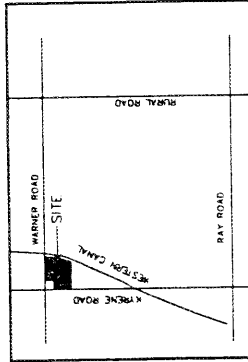
DENALI NATIONAL TRUST, INC.  
8585 EAST EVANS RD.  
SCOTTSDALE, ARIZONA 85260  
(480) 440-1800  
(480) 440-4000 fax

## LANDSCAPE

11111 N. CENTRAL AVE.  
PHOENIX, ARIZONA 85018  
(602) 442-8001 fax

## ENGINEER

DEL PROFESSIONAL SERVICES  
11111 N. CENTRAL AVE. SUITE 200  
PHOENIX, ARIZONA 85018  
(602) 854-0038  
(602) 841-4000 fax



VICINITY MAP  
NTS

## APPROVALS

APPROVAL OF CITY COUNCIL  
THIS GENERAL & FINAL PLAN OF DEVELOPMENT IS APPROVED BY THE CITY COUNCIL  
OF THE CITY OF TEMPE, ARIZONA THIS DAY OF 2001

BY: MAYOR DATE  
ATTEST: CITY CLERK DATE  
CITY ENGINEER DATE  
BY: DEVELOPMENT SERVICES DIRECTOR DATE



SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF 2001

BY: NOTARY PUBLIC

1.0

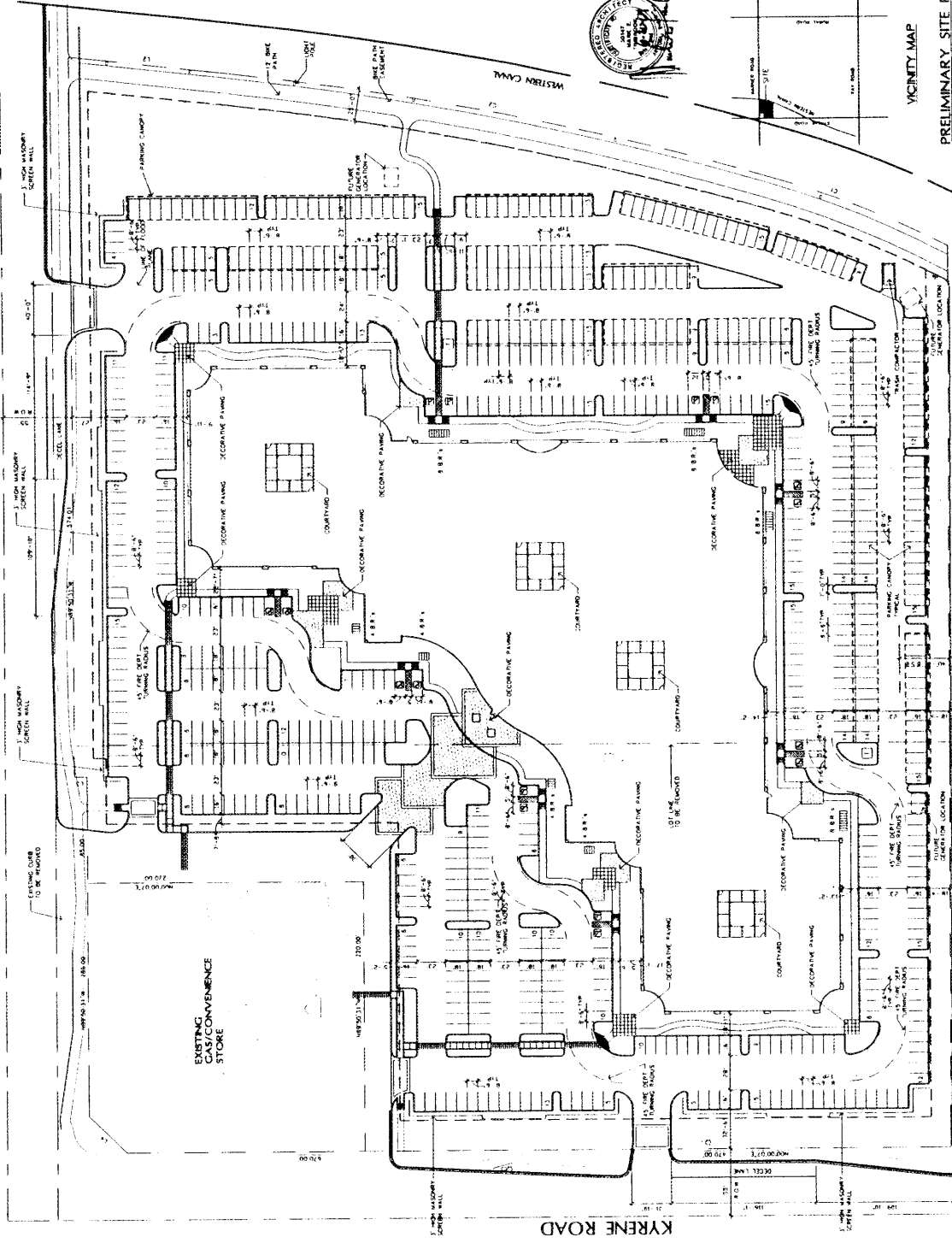
Set. 2001.47

MAY 15 2001



KYRENE  
ADMINISTRATION

WARNER ROAD



EXISTING  
H-1 ZONING

VICINITY MAP

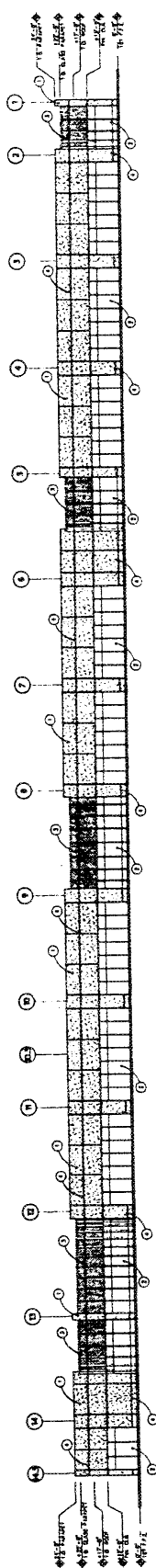
# PRELIMINARY SITE PLAN



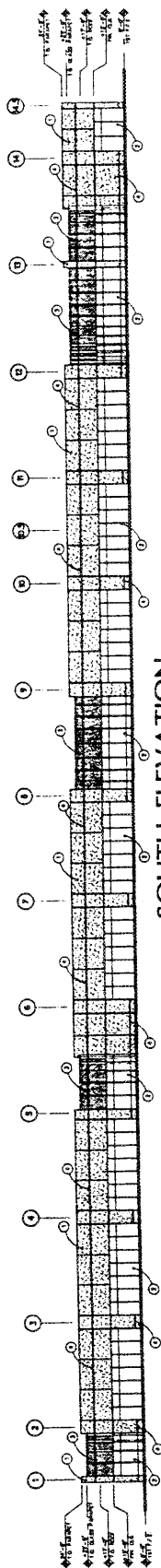
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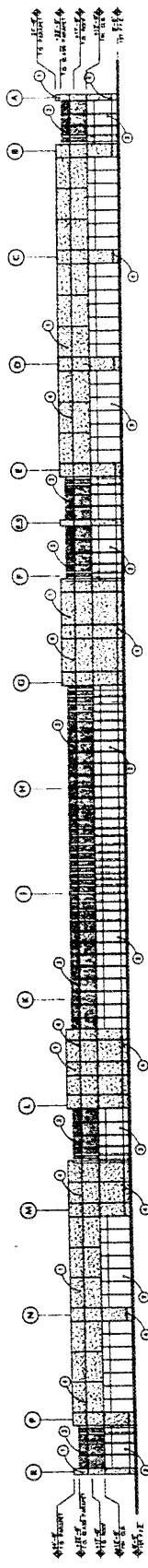
- NOTING SCHEDULE**
- ① 1/2" WALL SYSTEM  
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 SYSTEM 100 - 1/2" WALL SYSTEM



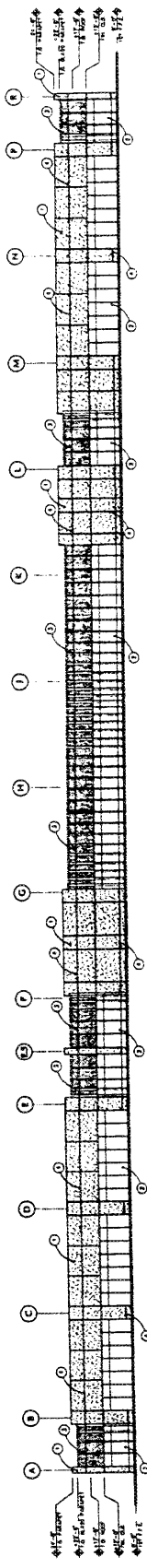
**EAST ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**



**NORTH ELEVATION**



EXTERIOR ELEVATIONS

MAY 15 2001

1.2

SGF-2001.47

C





Innovative office developments

Letter of Explanation / Intent  
For the  
**WARNER and KYRENE OFFICE BUILDING**  
301 W. Warner  
Tempe, Arizona

The Warner and Kyrene Office Building is a single story office building consisting of approximately 121,200 square feet on a 13-acre site at the Southeast corner of Warner and Kyrene Roads.

The intent of the project is to provide a sculpted building form with interesting shadows, incorporating regional materials that allow for human scale and integrated pedestrian areas. The building is designed to minimize neighborhood impact, particularly at the South and East sides of the site.

The project incorporates many features. The "stepped" building elevations and radius glass walls on all sides create interest and provide shadows that will give relief to the length of the building. The recessed glass at the first floor will also provide interest as well as shading for the tenants.

The use of glass at the Northwest elevation provides a wonderful backdrop for the landscaping and entry features. This affect will create a desirable and inviting entry as well as an ideal spot for public art.

The height of the single story building has been designed to be minimal allowing just enough parapet height to screen the roof top mechanical units and reducing the amount of glazing, reflection and impact on the existing neighborhood.

Bike racks, interior courtyards, paved plazas, and paved drives and walks, abundant landscaping and open space provide a pedestrian friendliness to the project which will become a long term good neighbor for the City of Tempe work force and residents alike.

MAY 15 2001

A stylized, handwritten signature in black ink, consisting of several vertical strokes of varying heights.

# WARNER CENTER

COPIES TO THE  
MARICOPA COUNTY ARIZONA



### LEGAL DESCRIPTION

FINAL PUBLICATION OF THE NORTHWEST QUARTER OF SECTION 22.

## USE PERMITS (SGF - 96.11)

1. Allow a 200 S.F. (One Hundred Twenty Square Feet) with

## VARIANTS (575 - 96 11)

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**A VICINITY MAP**

**NOT TO SCALE**

[illegible]

2

2

and

1

1000

16718-46-11-218-20019000 PUY

[illegible]

THE 1984 CONVENTION, AND LEARNING THE THINGS YOU'VE LEARNED







9. This proposal shall be approved by the Design Review Board prior to City Council approval.
10. The proposed trash enclosure located at the north west corner of the subject site shall be rotated so that the opening faces the proposed building (45 degrees angle).

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**PLANNED DEVELOPMENT (0406)** Hold a public hearing for **WARNER AND KYRENE OFFICE BUILDING** (Scott Hugie, property owner) for a new office building located at 301 West Warner Road. The following approval is requested from the City of Tempe:

**#SGF-2001.47** A General and Final Plan of Development for Warner and Kyrene Office Building for a new office building consisting of 121,200 s.f. on 12.0 net acres in the PCC-1 Zoning District, located at 301 West Warner Road.

Mark Timbrook represented the applicant and explained the request. Mr. Timbrook requested that Condition #11 be deleted. He feels that eliminating 36 parking spaces is unnecessary, and the covered parking is an asset when leasing office space.

Commissioner Spitler felt that the parking was adequate and encouraged the use of public transit.

Ms. Kimbrell gave the staff recommendation as approval and stated that the applicant could rework the plan to regain up to 10 parking spaces. The net loss could be less than the 36 spaces. The driveway isle on the east side doesn't circulate well and could interfere with the pedestrian path.

The Commission discussed the retention area with the applicant.

**FILE COPY**

**MOTION:** Commissioner Spitler made a motion to approve #SGF-2001.47 with the conditions as listed on the staff report. This approval would include Condition #11 which requires the applicant to delete 36 parking spaces from the east end of the site plan. Commissioner Vaz seconded the motion.

Chairman Mattson stated that the quality of Denali projects is excellent. There is tremendous marketing potential because of Denali's well known reputation for quality projects. Chairman Mattson believes that the applicant could find a place to put the covered parking. He will support the motion.

**VOTE:** Passed 4-0.

The approval was subject to the following conditions:

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
  - (1) Water lines and fire hydrants
  - (2) Sewer lines
  - (3) Storm drains
  - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.

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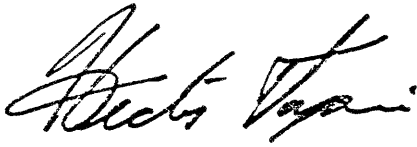


- c. Fees to be paid with the development of this project include:
  - (1) Water and sewer development fees
  - (2) Water and/or sewer participation charges
  - (3) Inspection and testing fees
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
- 2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the code of the City of Tempe - Section 25.120.
- 3. If new property lines are created on this site, the applicant/owner shall provide a continuing care condition, covenant and restriction (CC&R's) for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Director and City Attorney. CC&R's should provide that a single entity will ultimately be responsible for maintaining all landscaping, both required by Ordinance and in the common area on site, according to the landscape plan approved by the City. Any such provision may not be amended without prior approval by the City Attorney and Development Services Manager.
- 4. No variances may be created by future property lines without the prior approval of the City of Tempe.
- 5. The Amended General and Final Plan of Development shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
- 6. The Design Review Board shall approve any building shown on this proposal prior to City Council approval.
- 7. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
- 8. The applicant shall resolve all lighting and security details with the Police Department prior to the issuance of a building permit.
- 9. Applicant shall provide a pedestrian connection from the bike path to the east side of the building. A gate shall be installed at the midpoint north/south of the bike path to accommodate the pedestrian access way and the gate shall be unlocked from 6 a.m. to 7 p.m. and then be locked by the security force after that time. Details shall be resolved by the Design Review Board prior to installation.
- 10. The developer shall be responsible for maintenance of all landscaping on both sides of the dedicated 25' bike path easement. The Transportation Division shall review and approve the location of the bike path prior to recordation.

H

11. Delete the parking and driveway isles along the northeast property line (24 spaces), the 7 spaces along the northeast corner of the site (east/west) and the 5 spaces that are proposed in the center parking isle on the northeast side of the site.
12. The applicant shall process and record a subdivision plat with the Maricopa County Recorder's Office through the Development Services Department or process and record a lot-tie with Building Safety through the Development Services Department before issuance of building permits.

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The regular meeting of the Planning & Zoning Commission adjourned at 9:00 p.m.



Hector Tapia, AICP  
Senior Planner

/jrh